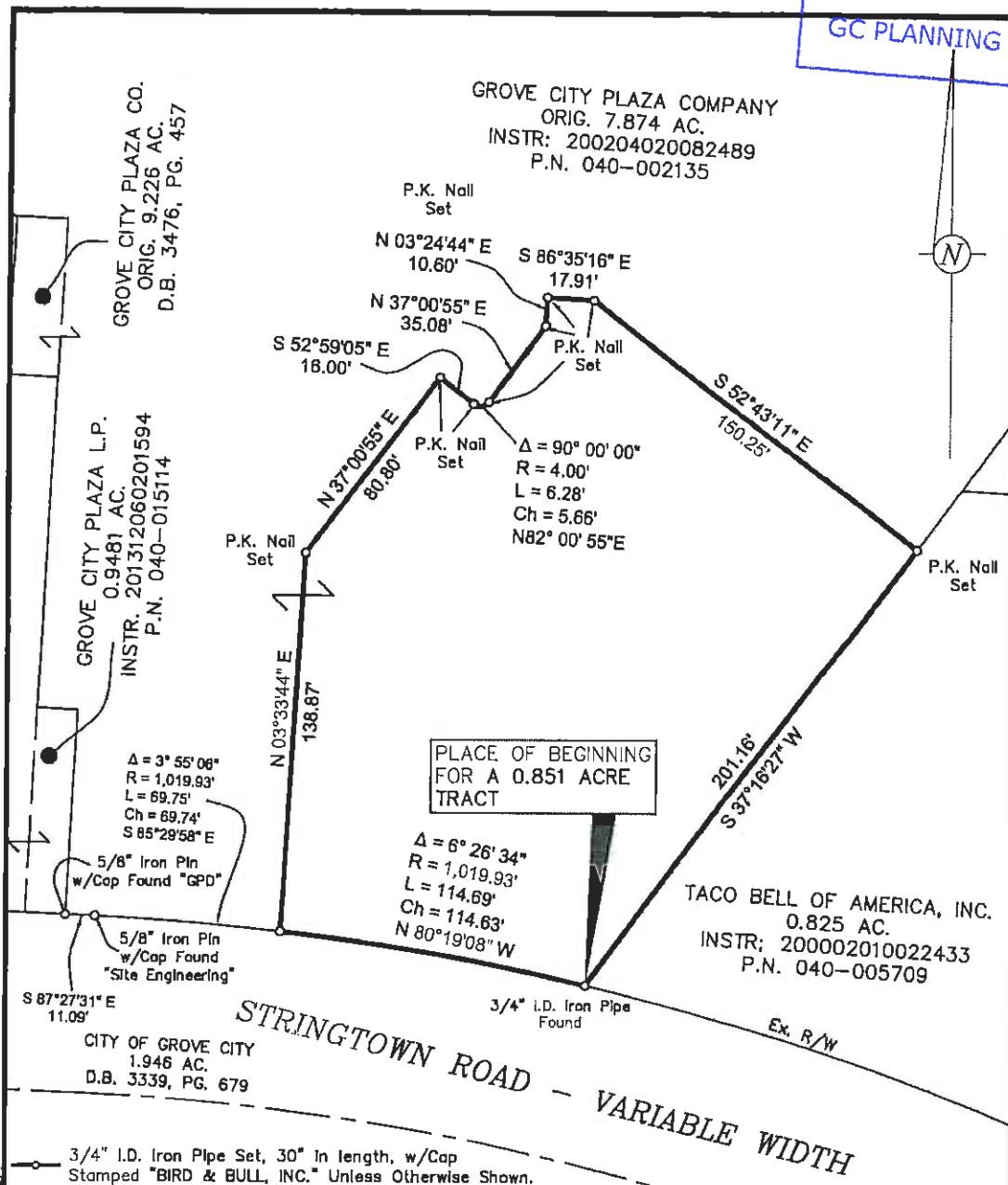


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GC PLANNING COMMISSION



Basis of bearings is the centerline of Hoover Road, being N 03 13' 31" E, as transferred from a GPS survey of Franklin County monuments FCGS 24 and FCGS 25 performed by the Franklin County Engineers Office in 1987, and is based on the NAD83 Ohio State Plane Coordinate System, South Zone(1986 Adjustment).

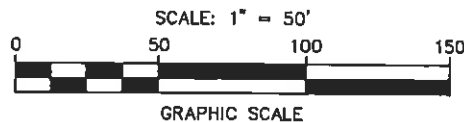


EXHIBIT OF A 0.851 ACRE TRACT
AT 2474 STRINGTOWN ROAD,
CITY OF GROVE CITY, FRANKLIN CO., OHIO

SCALE: 1" = 50'



2875 W. Dublin-Granville Road
Columbus, Ohio 43235
Ph: (614) 761-1661

By *Kevin L. Baxter* FEBRUARY 18, 2014
Kevin L. Baxter ~ Ohio Surveyor No. 7697

05-075



**DESCRIPTION OF A 0.851 ACRE TRACT
AT 2474 STRINGTOWN ROAD,
CITY OF GROVE CITY, FRANKLIN CO., OHIO**

Situated in the State of Ohio, County of Franklin, City of Grove City, in Virginia Military Survey No. 8231, and being a portion of an original 7.874 acre tract conveyed to Grove City Plaza Company by deed of record in Instrument 200204020082489, all references being to the Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe found in the curved northerly right-of-way line of Stringtown Road (variable width), at the southeast corner of said original 7.874 acre tract and at the southwest corner of a 0.825 acre tract of land conveyed to Taco Bell of America, Inc., by deed of record in Instrument 200002010022433 said portion of Stringtown Road having been conveyed, as a 1.946 acre tract of land, to the City of Grove City, by deed of record in Deed Book 3339, Page 679;

thence westerly, along the curved northerly right-of-way line of Stringtown Road, along a portion of the curved southerly line of said original 7.874 acre tract and with a curve to the left, data of which is: radius = 1,019.93 feet, and delta = 06° 26' 34", arc length = 114.69 feet bearing N 80° 19' 08" W a distance of 114.63 feet to a 3/4" I.D. iron pipe set, said pipe being S 87° 27' 31" E a distance of 11.09 feet and a chord bearing of S 85° 29' 58" E a distance of 69.74 feet from a 5/8" iron pin w/cap found ("GPD") at the southeast corner of a 0.9481 acre tract of land conveyed to Grove City Plaza L.P., by deed of record in Instrument 201312060201594;


thence crossing a portion of said original 7.874 acre tract the following eight (8) courses:

1. N 03° 33' 44" E a distance of 138.87 feet to a P.K. nail set;
2. N 37° 00' 55" E a distance of 80.80 feet to a P.K. nail set;
3. S 52° 59' 05" E a distance of 16.00 feet to a P.K. nail set at a point of curvature;
4. Easterly and with a curve to the left, data of which is: Radius = 4.00 feet, and delta = 90° 00' 00", arc length = 6.28 feet a chord distance of 5.66 feet bearing N 82° 00' 55" E to a P.K. nail set at the point of tangency;
5. N 37° 00' 55" E a distance of 35.08 feet to a P.K. nail set;
6. N 03° 24' 44" E a distance of 10.60 feet to a P.K. nail set;
7. S 86° 35' 16" E a distance of 17.91 feet to a P.K. nail set;
8. S 52° 43' 11" E a distance of 150.25 feet to a P.K. nail set in the southeasterly line of said original 7.874 acre tract and in the northwesterly line of said 0.825 acre tract;

thence S 37° 16' 27" W along a portion of the southeasterly line of said original 7.874 acre tract and along a portion of the northwesterly line of said 0.825 acre tract a distance of 201.16 feet to the place of beginning;

containing 37,056 square feet (= 0.851 acre) of land more or less and being subject to all easements and restrictions of record. Of said 0.851 acre, all is within P.N. 040-002135.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc. Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey performed under my supervision in October, 2005 and December, 2013. All 3/4" I.D. iron pipes called out as set are 30" in length with a plastic cap stamped "BIRD & BULL, INC." Basis of bearings is the centerline of Hoover Road, being N 03° 13' 31" E, as transferred from a GPS survey of Franklin County monuments FCGS 24 and FCGS 25 performed by the Franklin County Engineers Office in 1987, and is based on the NAD83 Ohio State Plane Coordinate System, South Zone(1986 Adjustment).


Kevin L. Baxter
Ohio Surveyor #7697